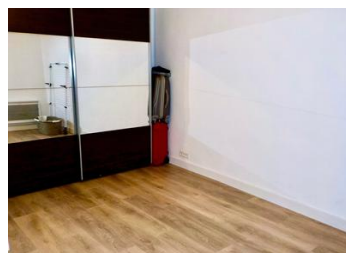
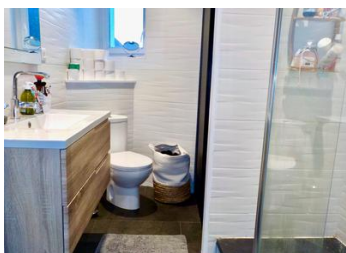
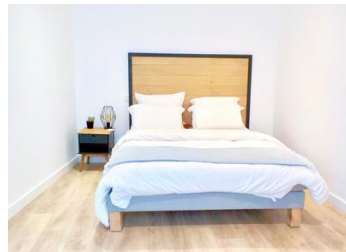


Stylishly renovated, 4 bedroom townhouse at the heart of a vibrant community buzzing with activity. Restaurant, shops and all services are on the doorstep whilst beaches...



## INFORMATION

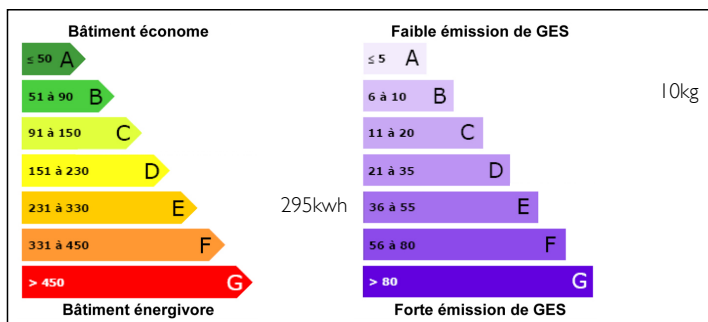
Town:	LA CHAPELLE DES MARAIS
Department:	Loire Atlantique
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	0 m2



## IN BRIEF

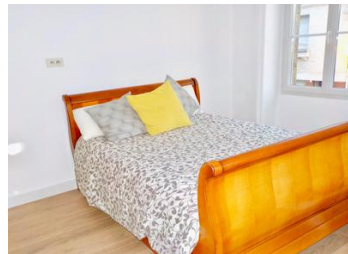
Classy, contemporary interiors with quality fixtures and fittings. Spacious rooms flooded with light. High ceilings throughout and a huge 2nd floor providing one big extra lounge/studio or potentially a further 2 bedrooms and bathroom.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### GROUND FLOOR

Entrance  
Open plan lounge-dining room  
Fully fitted, equipped kitchen separated via glass panels  
Storage room  
Separate WC

### FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3 with large, fitted wardrobe  
Shower room with wet room, large inbuilt storage, sink & vanity unit & WC

### SECOND FLOOR

One large open room – currently a lounge, could be the 4th bedroom. Plumbing in place to create a further 2 bedrooms & a bathroom.

### LOCATION:

0 km town centre, La Chapelle-des-Marais  
7 km Le Château de La Bretesche and its international standard golf course  
17 km nearest beach Assérac  
26 km La Baule, possibly the most famous resort on the Atlantic coast due to having the longest sandy beach in Europe  
66 km Nantes airport  
90 km Rennes airport  
160 km St Malo  
440 km Paris

### LOIRE-ATLANTIQUE

Loire-Atlantique sits on the border of the Morbihan, the Southern most département of Brittany. Far enough south to benefit from the weather & near enough to return to the UK. Possibly the

## LOCAL TAXES

**Taxe foncière: 960 EUR**

## NOTES